

AFTER RECORDING MAIL TO:

CHEWUCH RIVER HANGARS, LLC  
7271 Thomas Road  
Bow, WA 98232



**20181160024**

11/16/2018 09:08 AM Pages: 1 of 7 Fees: \$105.00  
Skagit County Auditor

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-169906-OE

**Land Title and Escrow**

**Statutory Warranty Deed**

THE GRANTOR CORPORATE AIR CENTER, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHEWUCH RIVER HANGARS, LLC a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 5, BSP PL06-0913, AF#200706180136; being a Ptn of Lot 80, Amended Skagit Regional Airport.

Leasehold Estate affecting the following land created by the instrument(s) herein referred to as the Lease which is identified as follows:

Land Lease Agreement, AF#200807160133, recorded July 16, 2008 as amended by AF#20101028139, recorded October 28, 2010.

Lessor Estoppel Certificate, dated October 18, 2010, recorded October 18, 2010, under AF#201010280141

Lessor: The Port of Skagit County, a Washington municipal corporation  
Lessee: Corporate Air Center, LLC, a Washington limited liability company

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): 8071-000-005-0000, P123357, 8071-000-005-0100, P129778

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record as reflected in Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-169906-OE – Attached as Exhibit "B"

Dated November 10, 2018

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 5044

NOV 16 2018

Amount Paid \$ 4099.00  
Skagit Co. Treasurer  
By *mdm* Deputy

Corporate Air Center, LLC, a Washington limited liability company

*Tim C Lewis*

By: Tim C. Lewis, Chief Executive Manager

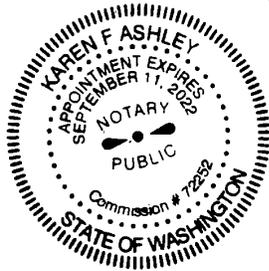
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that TimC. Lewis is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Chief Executive Manager of Corporate Air Center, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 13th 2018

*Karen Ashley*

Karen Ashley  
Notary Public in and for the State of Washington  
Residing Sedro-Woolley  
My appointment expires: 9/11/2022



**EXHIBIT A**

PARCEL "A":

A leasehold estate in the following described tract:

Lot 5, Binding Site Plan No. PL06-0913, approved May 16, 2007, May 17, 2007, June 5, 2007 and June 18, 2007, recorded June 18, 2007, under Auditor's File No. 200706180136, being a portion of Lot 80, AMENDED SKAGIT REGIONAL BINDING SITE PLAN, PHASE 1, PL02-0127, dated February 28, 2003, recorded March 4, 2003, under Auditor's File No. 200303040030, all records of Skagit County, Washington, further, being a portion of Section 3, Township 34 North, Range 3 East, W.M. AND of Sections 33 and 34, Township 35 North, Range 3 East, W.M.;

EXCEPT buildings and improvements located thereon.

(ALSO shown of record as Lot 5 of that certain Survey recorded May 17, 2005, under Skagit County Auditor's File No. 200505170135.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Hangar Building No. 5 of the Bayview Hangar Executive Hangar Project located on PARCEL A described above.

Situate in the County of Skagit, State of Washington.

Exhibit B

ALTA COMMITMENT  
SCHEDULE B-1

Title Order No.: 01-169906-OE

- A. Restrictions imposed by instrument recorded on April 2, 1958, under Auditor's File No. 563607.

NOTE: By instrument recorded December 6, 1979, under Auditor's File No. 7912060047, paragraph 3 on page 6 of said instrument has been released.

- B. Terms and conditions of that certain Distribution Line Sale Agreement between Skagit County and Puget Sound Power & Light Company recorded June 8, 1959, under Auditor's File No. 581437.

- C. Restrictions imposed by instrument recorded on April 26, 1965, under Auditor's File No. 665304, as follows:

Provided, however, that should the Grantee or either of them, fail to operate and maintain the above-described property as an airport for a period of 3 months, then and in that event, the same shall revert to and become the property of Skagit County.

- D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	The City of Burlington, a municipal corporation
Purpose:	A permanent and temporary easement for the construction, installation, maintenance, repair, restoration and replacement of utilities for sewer purposes, together with ingress and egress thereto
Area Affected:	A 10 foot permanent easement and a 20 foot temporary easement over various locations. Reference is hereby made to the record for full particulars
Dated:	June 17, 1975
Recorded:	July 15, 1975
Auditor's No.:	820586

**ALTA COMMITMENT  
SCHEDULE B-1**Title Order No.: **01-169906-O****E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County,  
Washington, a municipal corporation

Purpose: To lay, maintain, operate, relay and remove at  
any time a pipe or pipes, line or lines for the  
transportation of water, and if necessary to  
erect, maintain, operate and remove said lines,  
with right of ingress and egress to and from the same

Area Affected: Southerly portion of Lots 5 through 10, inclusive,  
Lot 17 and includes other property

Dated: February 11, 1976

Recorded: July 21, 1976

Auditor's No.: 839509

- F. Terms and conditions of that certain "Quit Claim Deed and Agreement" between the Port of Skagit County and Skagit County, recorded March 3, 1987, under Auditor's File No. 8703030001.

**G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantor: Port of Skagit County, a municipal corporation

Grantee: Cascade Natural Gas Corporation, a Washington  
corporation

Dated: May 18, 1987

Recorded: May 28, 1987

Auditor's No.: 8705280042

**H. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,  
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE  
FACE OF SAID PLAT OR SHORT PLAT:**

Plat/Short Plat: Amended Skagit Regional Airport Binding Site Plan,  
Phase 1

Recorded: March 4, 2003

Auditor's No.: 200303040030

NOTE: Said document is amending document recorded under Auditor's File No. 8608250002.

**ALTA COMMITMENT  
SCHEDULE B-1**Title Order No.: **01-169906-O****I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Power & Light Company, a  
Washington corporation

Purpose: The right to construct, operate, maintain,  
repair, replace and enlarge an underground  
electric transmission and/or distribution  
system

Area Affected: The South 20 feet of the West 30 feet

Dated: June 1, 1993

Recorded: June 10, 1993

Auditor's No.: 9306100042

**J. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County,  
Washington, a Washington municipal  
corporation

Purpose: Water line

Area Affected: 20 foot strip as described therein

Dated: November 19, 1996

Recorded: December 4, 1996

Auditor's No.: 9612040086

**K. MATTERS DISCLOSED BY RECORD OF SURVEY:**

Filed: May 17, 2005

Auditor's No.: 200505170135

**L. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: October 12, 2006

Auditor's No.: 200610120166

(Includes other lands)

**M. VARIANCE, AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: February 28, 2007

Auditor's No.: 200702280167

Regarding: Recommendation on Binding Site Plan PP006-0913.

**ALTA COMMITMENT  
SCHEDULE B-1**

Title Order No.: **01-169906-O**

N. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF BINDING SITE PLAN NO. PL06-0913, UNDER AUDITOR'S FILE NO. 200706180136:

O. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: June 18, 2007  
Auditor's No.: 200706180137  
(Includes other property)

P. NOTICE OF AIRPORT NOISE AND OVERFLIGHT EFFECTS, INCLUDING THE TERMS AND CONDITIONS THEREIN:

Given By: Port of Skagit County  
Dated: July 16, 2008  
Recorded: July 18, 2008  
Auditor's File No.: 200807180023

**END OF SCHEDULE B-1**